

BUILD

Fifteen Twenty-One Second Avenue



Multifamily

Location

Seattle, WA

Building Use

Mixed-Use, Residential (condominium) & Retail

Site

0.35 acres

Size

37 Floors
143 Units
Gross Square Feet:
331,834 Sq Ft Condos
14,524 Sq Ft
Retail/Common area
121,038 Sq Ft Parking
481,580 Sq Ft Total

Construction Start

September 2006

Completion Date

March 2009

Contractor

Opus NW Contractors, L.L.C.

Architect-Design

Weber + Thompson

Architect of Record

Opus A & E

Developer

Opus Northwest, L.L.C.

Website

www.1521second.com

CONTACT

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This project's innovative design ultimately became the archetype for a new zoning code that encouraged "tall and slender" density in the city core to revitalize neighborhoods. Additional height was exchanged for a \$1.88 million donation benefitting affordable housing projects. At 440-foot this "*sculpture for living*" is constructed upon a tight, 15,000 sq. ft. midblock site and is surrounded by either landmark-designated buildings or benefits from view easements to preserve commanding vistas. As the city's first "shear-core" designed structure, floor plans feature few exterior columns, which are set in from the curtain wall glass providing a "jewel-box" environment. And with only three to five homes per floor, a unique floor plate offers a water view from nearly every home.

Nearly all feature an exclusive-to-project solarium with a folding window system that preserves the exterior architecture while providing for year-round use. Positioned as a penthouse on every level, the 143 home are homogeneous in scale and value, averaging more than 1,900 sq. ft. and \$1.8 million, respectively. Having no comparable, this project was designed and sold through consumer focus group events resulting in presales 98%. Closing ratios and appraisals exceeded expectations and new sales continue to be made each month.

